

2. ASSESSMENT SCOPE AND METHODOLOGY

Preamble

Assumptions regarding other proposed developments that may in conjunction with the proposed development lead to cumulative effects have changed since submission of the 2016 ES. Therefore, for ease of reference, Section 2.9 and Figure 2.1 of the ES is wholly replaced by the following; no other additional information is required as part of this SEI to support Chapter 2 of the ES.

2.9 CUMULATIVE AND IN-COMBINATION EFFECTS

Cumulative Effects

2.9.1 Within EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. Examples of these kinds of effects that can be readily appreciated could include:

- Traffic generated from developments, affecting the surrounding road network;
- Air quality effects from developments; and
- Discharges to the water environment.

2.9.2 Opinion was sought from CDC regarding the list of developments to be considered within the cumulative assessment as part of the Heyford Masterplan Application. The request for this opinion was submitted on the 4th September 2017 (**Appendix 2.1**), with CDC later identifying two further cumulative sites through an email dated 14th November 2017 (**Appendix 2.2**). The appropriateness of these sites was questioned for the reasons set out in a letter on behalf of the Applicant dated 12th December 2017 (**Appendix 2.3**). A response has not been received from the CDC regarding this letter, thus, the Applicant has not considered the two further CDC cumulative sites within this analysis. Details of the cumulative sites assessed are summarised in **Table 2.5** below and shown in **Figure 2.1**.

Table 2.5: Projects Considered in the Cumulative Assessment

Site	Nature of Development/Planning Status
Village Centre North, Heyford	17/00895/F – Detailed planning sought – awaiting approval Comprises of the demolition of 2 buildings and the partial demolition of a 3 rd , 2 x 4 storey buildings to the north of Camp Road and a further 1x 4 storey building to the south of Camp Road. These buildings will house 511m ² convenience store, 11 A1 Units (1,186m ²) and 66 residential units (28x 1 bed units and 38x 2 bed units)
Pye Homes, Upper Heyford	15/01357/F – Detailed planning sought – ‘Resolved to Grant’ September 2017. Creation of 79 new dwellings
Parcel 15, Heyford Park Masterplan	This section of land is within the Policy Villages 5 allocation and is located directly north of the Pye Homes development. It has been removed from the Heyford Masterplan Application Site due to landownership issues with the access into the parcel. Due to it being part of the Policy Villages 5 allocation it needs to be assessed cumulatively, although currently there is no planning application on this parcel. This parcel has the capacity to house 49 new dwellings.

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Site	Nature of Development/Planning Status
North-west Bicester	10/01780/Hybrid – Exemplar/Elmsbury, Application 1 14/01384/OUT, Application 2 14/01641/OUT and 14/02121/OUT for Himley Village In combination, these developments will lead to 3,293 new dwellings and 35,000m ² of new employment space.
Land at Whitelands Farm, Kingsmere	06/00967/OUT- Application Granted in June 2008 Comprises of up to 1,585 new dwellings, a health village, an elderly nursing home, B1 and B2 employment space, local centre, 2 primary schools, 1 secondary school, hotel, sports pavilion, open space, link road between the A41 and Middleton Stoney Road/Howes Lane junction and associated works.
Network Bicester	14/01675/OUT – Allowed on Appeal 29th November 2017 (APP/C3105/W/16/3163551) Comprises of 53,000m ² of employment floor space (b1, B2 and B8), new access off Middleton Stoney Road (B4030), 4.5ha of residential land and associated infrastructure.
Bicester Gateway	16/02505/OUT- Planning Sought – Application Granted in November 2017 Comprises of 4x class A1 retail units, 1x class A3 (cafe/restaurant unit), a class D2 (gym) unit, parking access and services.
Land South of Building 296/297, Heyford Park	17/01680/F – Application Granted 31st October 2017 Temporary early years days care nursery and new footpath access with associated works.
Southern Bomb Stores (SBS)	15/0047/OUT and 16/02269/OUT- Application Paused Two proposed employment use developments on the SBS
Heyford Park Master Plan, Upper Heyford	18/00825/HYBRID submitted May 2018 A hybrid planning application on land at the Former RAF Upper Heyford air base and adjacent land lying to the north and south of Camp Road, Upper Heyford comprising of up to: 1,175 new dwellings, 60 close care dwellings, 929m ² of retail, 670m ² of non-residential (incl Medical centre), 35,175m ² of employment buildings, 24,000m ² new school area, 925m ² community use buildings, 30m observation tower with visitor facilities up to 100m ² , 1000m ² energy facility/infrastructure with stack height up to 24m, 2,520m ² additional educational facilities, realignment and improvements to Camp Road, and open spaces/public parks/sports facilities along with other green infrastructure.

2.9.3 The Applicant has engaged in pre-application consultation with CDC as part of the Heyford Masterplan, regarding the cumulative assessment sites regarding in the context of on-going implementation of planning permissions and extant planning applications across Heyford Park.

2.9.4 The Council has been consulted and is considering the proposed methodology for assessment of the cumulative effects. In the absence of a formal decision from CDC on the

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appropriateness of the methodology, or any alternative proposed methodology, it has been used to progress the environmental assessments within the 2016 ES, so that the proposal for new residential development could be determined. The development methodology presented to CDC was that the Heyford Masterplan baseline would comprise:

- Uses within existing buildings including British Car Auctions (BCA, formerly Paragon); and
- Existing/new buildings subject to the Outline Consent (10/01642/OUT approved 22/12/2011) as confined to the New Settlement Area and set out within the schedule of development permitted (Condition 5) and the Parameters Plans, specifically Development Uses Plan 023 D (Condition 6) - Excluding future development parcels.

2.9.5 Furthermore, whilst acknowledging that the following have not yet been built or in some cases consented, the nature of their development falls within the general scope of the approved Outline Consent as above and therefore would be largely double-counted if considered as cumulative development, and so it was agreed they should be considered as part of the baseline or at least excluded from the cumulative assessment:

- Phase 5A comprising 60 dwellings and associated access/infrastructure (13/01811/OUT approved 31/03/2016) - as approved, albeit amends the Outline Consent above;
- Village Centre (VC) South comprising Hotel (403m² of D1); Bar/Brasserie (636m² of A3-A5); and Covered Market (1,642m² of A1-A3 & D1) (16/01000/F, yet to be determined) - however, the Outline Consent includes the provision of a Local Centre with A1-A5, D1 and C3 uses (ref Development Uses Parameters Plan) in the broad areas of the proposed VC (South) and the yet to be submitted VC (North); these are broadly in line with the planning permission;
- Phase 6 comprising 43 dwellings and associated access/infrastructure (16/00263/F, yet to be determined) - however, falls within the general scope of the Outline Consent in terms of residential/urban development within the New Settlement Area; and
- Pye Homes comprising 79 dwellings development (15/01357/F) and associated access/infrastructure, 'Resolved to Grant' permission 28th September 2017.

2.9.6 Two extant applications comprising land adjacent to Chilgrove Drive (14/02025/HYBRID) and land at Southern Bomb Stores (15/00474/OUT) are subject to objections that have remained unresolved since early/mid 2015. Proposed development uses on land at Chilgrove Drive and land at Southern Bomb Stores has subsequently been reviewed as part of the Heyford Park Comprehensive Masterplan as set out on the Composite Parameter Plan drawing. Whilst applications 14/02025/HYBRID and 15/00474/OUT remain live, they have been excluded from the cumulative effects assessment in favour of the assessment of the proposed Comprehensive Masterplan uses to avoid double-counting.

2.9.7 Since publication of the 2016 ES, comprehensive and coordinated redevelopment of the former Upper Heyford Air Base has been subject to extensive design development and statutory and non-statutory consultations to produce a Heyford Masterplan Composite Parameter Plan. The cumulative effects assessment presented in this SEI is therefore based upon the location and disposition of proposed development uses as shown on the Comprehensive Parameter Plans. The proposed development as shown on the parameter plans has been subject to integrated and comprehensive transport modelling developed in consultation with CDC, Oxford County Council and the Highways Agency (see SEI **Chapter 6 Traffic and Access**). **Table 2.5** summarises details of the cumulative sites considered within the 2016 ES and this SEI and identifies the principal differences.

In-Combination Effects

2.9.8 In-combination effects arise where effects from one environmental element bring about changes in another environmental element. These effects are also reviewed in

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each of the technical chapters of this ES. Examples of the main types of interactive effects are as follows:

- Effects of traffic on noise;
- Effects of traffic on air quality;
- Effects of water discharges on ecology;
- Effects of landscaping on ecology;
- Effects of waste on traffic; and
- Effects of land contamination on air and water quality.